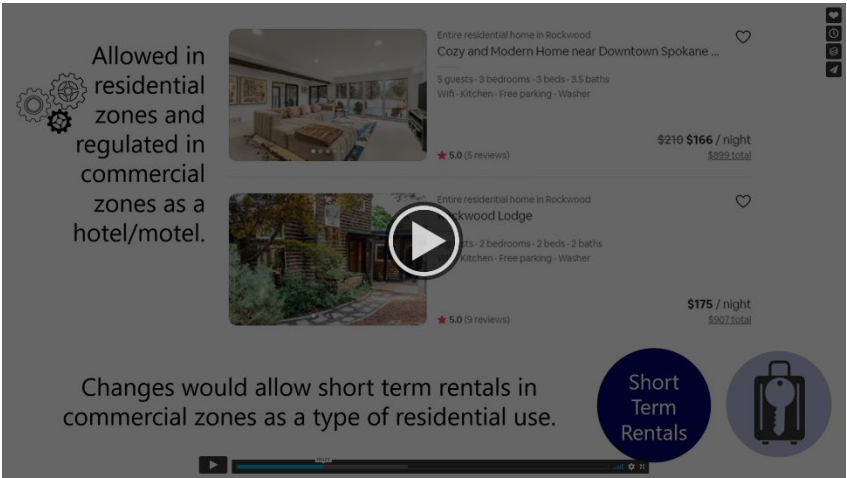




Residential Development Code Initiatives

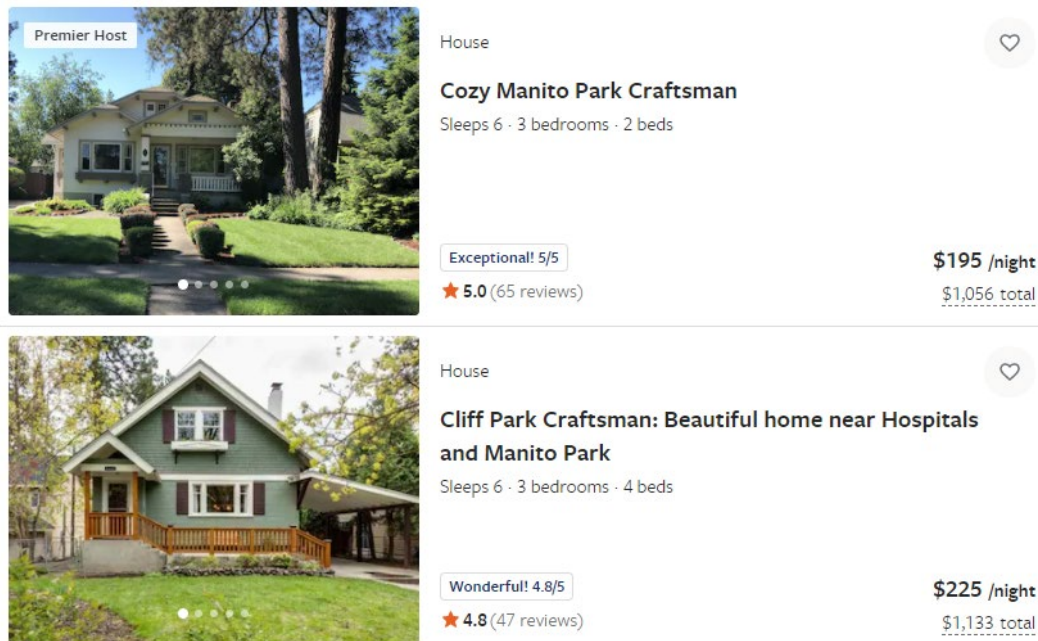
Short Term Rentals

Possible changes related to **short-term rentals** were suggested in the Spokane [Housing Action Plan \(HAP\)](#) Strategy B5 (p. 43), and HAP [Implementation Plan](#) Strategies II.6-7.

Topic	Short-Term Rentals
Code	Chapter 17C.316 SMC
Proposed Changes	Permit in commercial zones without classification as hotel or motel, to enable licensing compliance.
Watch the Video to Learn More	<div> <div>  </div> </div>

What is a short term rental?

Short term rentals are residential units (e.g. bedroom, basement, entire dwelling) that the property owner rents to a guest for periods of less than 30 days. Some property owners may want to provide this alternative lodging to supplement their income, or to provide Spokane visitors a stay in one of its unique neighborhoods so they can experience the city like a “local.” Short term rentals are allowed in residential areas of the city, and there are requirements that are designed to help ensure they are operated in a safe manner and do not significantly affect the residential character of neighborhoods. A short term rental can be operated in a commercial zoning district, but instead of being classified as a residential use, the building is viewed as a hotel/motel land use.



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How are they currently regulated in Spokane?

The City regulates short term rentals as [two types](#). Type A rentals do not allow for commercial meetings and are reviewed and permitted administratively. Type B rentals do allow for commercial meetings and these types of short term rentals require approval of a conditional use permit before operation. Commercial meetings would include events such as weddings, banquets, luncheons, fundraisers, or any type of gathering for direct or indirect compensation.

Short term rentals are permitted within the following zoning districts: Residential Agriculture (RA), Residential Single Family (RSF), Residential Single Family Compact (RSF-C), Residential Two Family (RTF), Residential Multifamily (RMF), and Residential High Density (RHD). You can view the City's zoning map online at [Map Spokane](#).

In addition to the short term rental permit, the owner or operator (designated by the owner to run the short term rental) must apply for a [Spokane Business License](#). There is a \$100 renewal fee each year after that.

What are the proposed changes to regulations?

The City is proposing to permit short term rentals in all zoning districts where residential uses are permitted, where previously they have not been permitted in commercial zones without being classified as a hotel or motel. This would mean, if you owned a residential dwelling located in a commercial zone you could then rent your property as a short term rental after getting a permit approved.

Creating a path to compliance for short term rentals currently operating illegally provides existing units a chance to come into compliance with city requirements. Should units operating

within commercial zones not apply for a permit and comply with fire and building code requirements, follow up code enforcement action would be taken to shut down the use. Additionally, bringing existing units into compliance helps the city determine a realistic number of how many units are within the city's boundaries. Knowing the number of units informs the next round of code changes which will evaluate code changes to where short term rentals are permitted, how many units is the right number for our community, and how to mitigate for possible effects from a short term rental unit.

How can I comment on the proposed changes?

You can email public comment to developmentcode@spokanecity.org, or contact the project staff listed on the [project webpage](#). Members of the public are encouraged to testify at public hearings both before Plan Commission and City Council.

Proposed Draft

You can review the proposed draft text which was taken before Plan Commission on January 12, 2021 by viewing the [agenda packet](#). At the January 12 workshop, Plan Commission discussed having a tool to find unpermitted units before changing code to bring existing units into compliance though ultimately decided that the proposed language is ready for hearing. Staff has begun research for the next round of code changes to address limiting short term rental effects on Spokane's housing supply. You can view the Plan Commission [workshop recording](#) for discussion on the proposed code amendment.